



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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November 21, 2006

IN REPLY PLEASE

REFER TO FILE: **PM-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
SENATE BILL 1953 COMPLIANCE AND NORTH CAMPUS SITE CONSOLIDATION
AWARD AGREEMENTS – SPECS. 6661; C. P. 69334
SUPERVISORIAL DISTRICT 4
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF HEALTH SERVICES THAT YOUR BOARD:**

1. Award and authorize the Director of Public Works to execute an Agreement with Arthur M. Gensler and Associates, Inc., to provide design services for the Rancho Los Amigos National Rehabilitation Center SB 1953 Compliance and North Campus Site Consolidation project for a \$4,396,000 not-to-exceed fee funded through Capital Project (C.P.) 69334, SB 1953 Compliance and North Campus Site Consolidation project.
2. Award and authorize the Director of Public Works to execute an Agreement with Arthur M. Gensler and Associates, Inc., to provide Executive Campus Planner services for a Campus Specific Use Plan (CSUP) for a \$2,570,000 not-to-exceed fee funded through the Project and Facility Development Budget.
3. Authorize the Chief Administrative Officer to enter into a Consultant Services Agreement with Sapphos Environmental, Inc., to provide environmental review and documentation services for a Campus Specific

Use Plan for a \$1,552,228 not-to-exceed fee funded through the Project and Facility Development Budget.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approving the recommended actions will allow the County to initiate design activities with the SB 1953 North Campus Site Consolidation project at Rancho Los Amigos National Rehabilitation Center (RLANRC) and develop a CSUP that will guide the redevelopment of the north and south campuses at Rancho Los Amigos.

Background

In April 2006, your Board approved the consolidation of inpatient services at the RLANRC into an expanded Jacqueline Perry Institute (JPI) building as a cost-effective means of satisfying the seismic retrofit requirements of SB 1953. We indicated at that time we would issue a Request for Qualifications (RFQ) to procure the services of an Executive Campus Planner for the north and south campuses and return to award the Agreement.

Prior to that action, in December 2004, your Board approved the preliminary project budget and awarded Design Services Agreements for the design of a County Data Center on the south campus of Rancho Los Amigos.

Given the interrelation of Rancho Los Amigos' north and south campuses and the impacts each project will have on the combined infrastructure, traffic, circulation, economic benefits, and adjacent community, we are recommending the development of a CSUP to facilitate the long-term development of both campuses as a single County asset.

SB 1953 Compliance and North Campus Site Consolidation Project

The recommended consolidation of inpatient services at RLANRC into the JPI building entails the renovation of 24,000 square feet of the existing 186,000-square-foot JPI building and construction of a new 36,000-square-foot, addition on the north side of the building. The renovated facility will have the capacity for 162 licensed inpatient beds, along with associated rehabilitation support space and required diagnostic and treatment services. The addition may increase the permanent capacity up to 251 beds to meet the currently proposed MetroCare Implementation Plan considered by your Board on October 17, 2006. Constructing this project will meet all SB 1953 requirements and can operate as a licensed 162-bed or 251-bed facility beyond 2030.

The consolidation will also include the renovation of the historic Harriman Building and the dietary area within the Support Services Annex to accommodate the relocation of the main kitchen from the South Campus. This renovation will accommodate the preparation of all inpatient meals as well as staff and visitor dining services. The existing parking structure, Central Plant, and Safety Police building will continue to support the RLANRC. The buildings vacated, as part of the consolidation of services within the expanded JPI building, will be demolished in preparation for the uses defined in the CSUP.

County Data Center Project

The Data Center will house data systems currently located in an existing facility in the City of Downey that serve the Internal Services Department (ISD) as well as systems from the Public Library, Public Social Services, Probation, Assessor, Public Works, Registrar-Recorder/County Clerk, and Treasurer and Tax Collector Departments. The Data Center project will require the demolition of the existing kitchen serving the RLANRC that is related to the SB 1953 Compliance and North Campus Site Consolidation project.

Campus Specific Use Plan

The development of a CSUP will allow the County to adopt a coordinated and comprehensive approach to the planning and development of the 62-acre north campus and 125-acre south campus. Such an approach is essential to ensure that the SB 1953 North Campus Site Consolidation project and the County Data Center project are integrated with the campus in a manner that meets each project's programmatic requirements, minimizes overall environmental impacts on the campus and surrounding community, and optimizes the County's long-term use of the remaining areas of the campus.

The recommended Executive Campus Planner, Arthur M. Gensler and Associates, and environmental consultant, Sapphos Environmental, Inc., will collaborate under the direction of the Chief Administrative Office (CAO) and Public Works to develop the proposed CSUP for your Board's consideration in the future. The CSUP will provide guidelines for:

- future land uses on the combined campuses, including County and other purposes approved by your Board

- the integration of sustainable design technologies into building and overall site plans that will extend the useful life of the proposed facilities and the site itself
- site designs that complement and/or enhance the aesthetics of the combined campus and adjacent community and minimize environmental impacts
- the rehabilitation and adaptive reuse of historic buildings according to the Secretary of Interior's standards

The CSUP will also provide technical and procedural guidelines that will streamline the environmental documentation and findings for any future proposed project that will be required under the California Environmental Quality Act.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Service Excellence and Children and Families' Well-Being by improving the public healthcare infrastructure and providing high standards of healthcare to the residents of the County of Los Angeles.

FISCAL IMPACT/FINANCING

The Design Services Agreement being recommended for the SB 1953 North Campus Site Consolidation project is for a \$4,396,000 not-to-exceed fee with Gensler. Sufficient funds are available in the 2006-07 Capital Projects Budget, (C.P. 69334) for approval of the Design Services Agreement.

The cost of the SB 1953 North Campus Site Consolidation project, including plans and specifications, plan check, construction, consultant services, Civic Art allocation, and County services, was previously estimated at \$42,000,000. Based on the continuing escalation in construction costs we are now estimating the cost of the project at \$55,000,000. The Project Schedule and Budget Summaries are included in the Enclosure.

It is anticipated that the project will be financed initially through the issuance of tax-exempt commercial paper and ultimately the issuance of long-term, tax-exempt bonds. We will return to your Board with final financing and funding recommendations to request authorization to construct the project.

The Agreements recommended for development of the CSUP for the Rancho Los Amigos north and south campuses include \$2,570,000 with Gensler for executive campus planning services and \$1,552,228 with Sapphos Environmental for the environmental review and documentation services. Sufficient funds are available in the Project and Facility Development Budget for approval of these Agreements.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, Gensler is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about the Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Arts Fund per your Board's Civic Art Policy adopted December 7, 2004.

Gensler is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

On April 7, 1992, your Board certified the FEIR for the Rancho Los Amigos Medical Center Master Plan, approved the project, found it will have no adverse impacts on wildlife resources, and authorized filing a Certification of Fee Exemption for the project. Your Board also adopted the Environmental Findings of Fact and Statement of Overriding Considerations and adopted the MMRP. We will return to your Board to certify the amended FEIR to address the downsizing of the approved RLANRC project prior to adopting and advertising plans for construction.

CONTRACTING PROCESS

On May 4, 2006, Public Works issued the Executive Campus Planner RFQ, including architectural/engineering design services for the combined campus, to 29 firms. On June 12, 2006, five firms submitted qualifications for consideration. The qualifications were evaluated by a panel comprised of members from the CAO and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. Gensler was found to be the best qualified firm to perform these services.

Gensler agreed to perform the services for a \$4,396,000 not-to-exceed fee for the SB 1953 Compliance and North Campus Site Consolidation project and \$2,570,000 for the CSUP study. The negotiated fees have been reviewed by Public Works and are considered reasonable for the scope of work.

Sapphos Environmental was selected, on a sole-source basis, to prepare the environmental review documentation that will be integral to the CSUP due to its unique and comprehensive knowledge of the Rancho Los Amigos north and south campuses. Sapphos Environmental is currently preparing environmental review documents for the SB 1953 North Campus Site Consolidation and County Data Center projects. The selection of Sapphos Environmental for the preparation of the CSUP will allow the County to efficiently integrate the environmental reviews of each project with the larger purview of the CSUP and ensure the highest level of consistency between all the environmental documents. Sapphos Environmental has agreed to perform the services for a \$1,552,228 not-to-exceed fee. The negotiated fees have been reviewed by the CAO and are considered reasonable for the scope of work.

Gensler's Community Business Enterprises data (29%) and 3-year contracting history are on file with Public Works.

As requested by your Board on February 3, 1998, these contracting opportunities were listed on the "Doing Business with Us" website on May 4, 2006, for architect/engineer design services. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended Agreements as these Agreements are for non-Proposition A services.

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IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Health Services, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

BRUCE A. CHERNOF, M.D.
Director and Chief Medical Officer

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Enc.

cc: Auditor-Controller
Los Angeles County Arts Commission
County Counsel
Office of Affirmative Action Compliance

November 21, 2006

ENCLOSURE

**RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Project Needs Assessment	08/24/04*	08/24/04*
Request for Qualifications Executive Campus Planner	06/12/06*	06/12/06*
Programming/Campus Specific Use Plan	08/02/07	09/18/07
Environmental Impact Report	10/12/07	06/24/08
Design Construction Document Submittal Jurisdictional Approval	01/21/09 03/17/10	07/09/08 08/04/09
Construction Bid and Award	07/21/10	10/13/09
Construction Substantial Completion Acceptance	12/14/12 07/22/13	10/01/12 07/22/13

* Indicates completed activity

II. PROJECT BUDGET SUMMARY – NORTH CAMPUS SITE CONSOLIDATION

Budget Category	Proposed Project Budget
Construction	
Construction	\$ 26,300,000
Change Orders	\$ 3,990,000
Civic Art	<u>\$ 300,000</u>
Subtotal	\$ 30,590,000
Equipment	\$ 1,100,000
Plans and Specifications	
Design Services Agreement	\$ 3,630,000
Additional Design Services Contingency	<u>\$ 733,000</u>
Subtotal	\$ 4,396,000
Consultant Services	\$ 1,225,000
Miscellaneous Expenditures	\$ 42,000
Jurisdictional Review and Plan Check	\$ 629,000
County Services	\$ 4,018,000
Total	\$ 42,000,000

III. PROJECT BUDGET SUMMARY – CAMPUS SPECIFIC USE PLAN

Budget Category	Proposed Project Budget
Executive Campus Planner	
Planning Services	\$ 2,142,000
Additional Services Contingency	<u>\$ 428,000</u>
Subtotal	\$ 2,570,000
Environmental Review and Documentation	\$ 1,552,228
County Services	\$ 514,000
Total	\$ 4,636,228